


**M E M O R A N D U M**

**TO:** SCT Planning Advisory Committee members

**FROM:** Stephen Toy, Principal Demographer 

**DATE:** January 8, 2015

**SUBJECT:** Status of 2035 Initial Growth Target Evaluation

On June 12, 2013, the County Council adopted initial 2035 population and employment growth targets into the Countywide Planning Policies (CPPs), followed by the initial 2035 housing targets on April 16, 2014. These adopted initial targets are shown attached to this memo. The CPPs require that jurisdictions in Snohomish County use the 2035 initial targets for at least one of the plan alternatives evaluated for their 2015 GMA plan updates\*.

As we all approach the June 30, 2015 GMA deadline for updating our comprehensive plans to accommodate growth to the 2035 plan horizon year, it is time to check in on the status of city efforts to evaluate the 2035 initial growth targets contained in the CPPs. The County Council will need this information in time for the development of its preferred county alternative over the coming months. This city-provided information is needed to satisfy the county's GMA requirement to ensure adequate growth capacity within the overall UGA (including all 20 cities) to accommodate the urban portion of the 20-year population projection for the county provided by the Office of Financial Management.

Accordingly, county staff is requesting from each city a brief description of the current status of its 2035 initial growth target evaluation for the 2015 plan updates. In this brief description, please indicate:

- (1) The stage in the planning process you are currently at in analyzing the initial CPP targets, and,
- (2) If available, any feedback on the 2035 targets for your jurisdiction that may be considered preferred at this time, even if preliminary.

In order to provide timely information on this topic to the County Council for the county's plan adoption process, **we are requesting feedback via email from cities by Friday, January 16, 2015.** Please send your brief description to me at: [Steve.Toy@snoco.org](mailto:Steve.Toy@snoco.org).

If you have any questions about this request, please feel free to contact me at the above email address, or by phone at 425-388-3311, ext. 2361.

Attachment: Countywide Planning Policies, Appendix B – Growth Targets

---

\* CPP Appendix C – Growth Target Procedure Steps for GF-5 (Initial Growth Targets)

## Appendix B – Growth Targets

APPENDIX B, Table 1 - 2035 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	161,288	233,121	71,833	30.1%
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,424	364	0.2%
Unincorporated	849	895	47	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,842	4,472	1.9%
Unincorporated	147	675	528	0.2%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	24,754	5,948	2.5%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	2,652	1,197	0.5%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,289	3,089	1.3%
Unincorporated	1,359	2,204	846	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,393	3,423	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,048	733	0.3%
<b>S.W. County UGA</b>	434,425	582,035	147,610	61.9%
Incorporated S.W.	261,506	363,452	101,946	42.8%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	7,011	810	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	164,812	61,712	25.9%
Lynnwood City	35,860	54,404	18,544	7.8%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	218,584	45,665	19.2%
<b>UGA Total</b>	595,713	815,156	219,443	92.1%
City Total	412,723	579,419	166,696	70.0%
Unincorporated UGA Total	182,990	235,737	52,747	22.1%
<b>Non-UGA Total (Uninc Rural/Resource Area)</b>	121,287	140,125	18,838	7.9%
<b>County Total</b>	717,000	955,281	238,281	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX B, Table 2 - 2035 Initial Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	434,425	582,035	147,610	61.9%
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%
Bothell Area	39,760	53,117	13,357	5.6%
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	29,607	6,418	2.7%
Brier Area	8,199	9,327	1,128	0.5%
Brier City	6,201	7,011	810	0.3%
Unincorporated MUGA	1,998	2,315	317	0.1%
Edmonds Area	43,420	49,574	6,155	2.6%
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,024	405	0.2%
Everett Area	145,184	211,968	66,784	28.0%
Everett City	103,100	164,812	61,712	25.9%
Unincorporated MUGA	42,084	47,156	5,072	2.1%
Lynnwood Area	60,632	88,584	27,952	11.7%
Lynnwood City	35,860	54,404	18,544	7.8%
Unincorporated MUGA	24,772	34,180	9,408	3.9%
Mill Creek Area	54,747	67,940	13,193	5.5%
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	47,744	11,367	4.8%
Mountlake Terrace Area	20,010	24,797	4,787	2.0%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	30	10	0.0%
Mukilteo Area	32,545	36,453	3,909	1.6%
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	14,641	2,407	1.0%
Woodway Area	1,305	4,361	3,056	1.3%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	2,972	2,972	1.2%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%
<b>County Total</b>	<b>717,000</b>	<b>955,281</b>	<b>238,281</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

<b>APPENDIX B, Table 3 - 2035 Initial Employment Growth Targets for Cities, UGAs and the Rural/Resource Area</b>				
Area	2011 Employment Estimates	2035 Initial Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	46,644	93,571	46,927	31.9%
Arlington UGA	8,660	20,884	12,224	8.3%
Arlington City	8,659	20,829	12,170	8.3%
Unincorporated	1	55	54	0.0%
Darrington UGA	500	886	386	0.3%
Darrington Town	498	800	302	0.2%
Unincorporated	2	86	84	0.1%
Gold Bar UGA	223	666	443	0.3%
Gold Bar City	218	661	443	0.3%
Unincorporated	5	5	-	0.0%
Granite Falls UGA	760	2,276	1,516	1.0%
Granite Falls City	759	2,275	1,516	1.0%
Unincorporated	1	1	-	0.0%
Index UGA (incorporated)	20	25	5	0.0%
Lake Stevens UGA	4,003	7,821	3,818	2.6%
Lake Stevens City	3,932	7,412	3,480	2.4%
Unincorporated	71	409	338	0.2%
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%
Marysville UGA	12,316	28,113	15,797	10.7%
Marysville City	11,664	27,419	15,755	10.7%
Unincorporated	652	694	42	0.0%
Monroe UGA	7,779	11,781	4,002	2.7%
Monroe City	7,662	11,456	3,794	2.6%
Unincorporated	117	325	208	0.1%
Snohomish UGA	4,871	6,941	2,070	1.4%
Snohomish City	4,415	6,291	1,876	1.3%
Unincorporated	456	650	194	0.1%
Stanwood UGA	3,456	5,723	2,267	1.5%
Stanwood City	3,258	4,688	1,430	1.0%
Unincorporated	198	1,035	837	0.6%
Sultan UGA	866	2,081	1,215	0.8%
Sultan City	862	2,077	1,215	0.8%
Unincorporated	4	4	-	0.0%
<b>S.W. County UGA</b>	187,653	279,379	91,726	62.3%
Incorporated S.W.	163,409	241,271	77,862	52.9%
Bothell City (part)	13,616	18,576	4,960	3.4%
Brier City	319	405	86	0.1%
Edmonds City	11,679	13,948	2,269	1.5%
Everett City	93,739	140,000	46,261	31.4%
Lynnwood City	24,266	42,229	17,963	12.2%
Mill Creek City	4,625	6,310	1,685	1.1%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Mukilteo City	8,369	10,250	1,881	1.3%
Woodway Town	56	68	12	0.0%
Unincorporated S.W.	24,244	38,109	13,865	9.4%
<b>UGA Total</b>	234,297	372,950	138,653	94.1%
City Total	205,356	325,204	119,848	81.4%
Unincorporated UGA Total	28,941	47,746	18,805	12.8%
<b>Non-UGA Total *</b> (Uninc Rural/Resource Area)	14,693	23,323	8,630	5.9%
<b>County Total</b>	248,990	396,273	147,283	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

\* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

**APPENDIX B, Table 4 - 2035 Initial Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2011 Employment Estimates	2035 Initial Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	187,653	279,379	91,726	62.3%
Incorporated SW County UGA Total	163,409	241,271	77,862	52.9%
Unincorporated SW County UGA Total	24,244	38,109	13,865	9.4%
Bothell Area	14,996	20,271	5,275	3.6%
Bothell City (part)	13,616	18,576	4,960	3.4%
Unincorporated MUGA	1,380	1,696	316	0.2%
Brier Area	388	476	88	0.1%
Brier City	319	405	86	0.1%
Unincorporated MUGA	69	71	2	0.0%
Edmonds Area	11,835	14,148	2,313	1.6%
Edmonds City	11,679	13,948	2,269	1.5%
Unincorporated MUGA	156	200	44	0.0%
Everett Area	98,989	148,324	49,335	33.5%
Everett City	93,739	140,000	46,261	31.4%
Unincorporated MUGA	5,250	8,324	3,074	2.1%
Lynnwood Area	27,772	48,110	20,338	13.8%
Lynnwood City	24,266	42,229	17,963	12.2%
Unincorporated MUGA	3,506	5,882	2,376	1.6%
Mill Creek Area	7,372	10,279	2,907	2.0%
Mill Creek City	4,625	6,310	1,685	1.1%
Unincorporated MUGA	2,747	3,969	1,222	0.8%
Mountlake Terrace Area	6,740	9,486	2,746	1.9%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	11,166	15,278	4,112	2.8%
Mukilteo City	8,369	10,250	1,881	1.3%
Unincorporated MUGA	2,797	5,029	2,232	1.5%
Woodway Area	70	246	176	0.1%
Woodway Town	56	68	12	0.0%
Unincorporated MUGA	14	178	164	0.1%
Paine Field Area (Unincorporated)	4,622	8,010	3,388	2.3%
Larch Way Overlap (Unincorporated)	1,630	2,051	421	0.3%
Lake Stickney Gap (Unincorporated)	694	694	-	0.0%
Meadowdale Gap (Unincorporated)	68	114	46	0.0%
Silver Firs Gap (Unincorporated)	1,311	1,891	580	0.4%
<b>County Total</b>	<b>248,990</b>	<b>396,273</b>	<b>147,283</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

**APPENDIX B, Table 5 - 2035 Initial Housing Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Housing Unit Estimates	2035 Initial Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	60,509	87,381	26,873	28.2%
Arlington UGA	7,128	10,018	2,890	3.0%
Arlington City	6,931	9,654	2,723	2.9%
Unincorporated	197	364	167	0.2%
Darrington UGA	682	948	266	0.3%
Darrington Town	644	764	120	0.1%
Unincorporated	38	184	146	0.2%
Gold Bar UGA	1,205	1,304	99	0.1%
Gold Bar City	831	924	93	0.1%
Unincorporated	374	380	6	0.0%
Granite Falls UGA	1,412	3,516	2,104	2.2%
Granite Falls City	1,348	3,179	1,831	1.9%
Unincorporated	64	337	273	0.3%
Index UGA (incorporated)	117	127	10	0.0%
Lake Stevens UGA	12,281	17,307	5,026	5.3%
Lake Stevens City	10,470	14,883	4,413	4.6%
Unincorporated	1,811	2,424	613	0.6%
Maltby UGA (unincorporated)	71	71	NA	NA
Marysville UGA	22,709	32,951	10,242	10.7%
Marysville City	22,649	32,876	10,227	10.7%
Unincorporated	60	74	14	0.0%
Monroe UGA	5,838	7,443	1,605	1.7%
Monroe City	5,326	6,526	1,200	1.3%
Unincorporated	512	917	405	0.4%
Snohomish UGA	4,545	6,115	1,570	1.6%
Snohomish City	4,013	5,269	1,256	1.3%
Unincorporated	532	846	315	0.3%
Stanwood UGA	2,634	4,578	1,944	2.0%
Stanwood City	2,586	4,179	1,593	1.7%
Unincorporated	48	398	350	0.4%
Sultan UGA	1,887	3,004	1,117	1.2%
Sultan City	1,752	2,581	829	0.9%
Unincorporated	135	422	287	0.3%
<b>S.W. County UGA</b>	178,958	240,590	61,632	64.6%
Incorporated S.W.	112,679	155,774	43,095	45.2%
Bothell City (part)	6,780	9,782	3,002	3.1%
Brier City	2,226	2,550	324	0.3%
Edmonds City	18,396	21,168	2,772	2.9%
Everett City	44,656	70,067	25,411	26.7%
Lynnwood City	14,947	22,840	7,893	8.3%
Mill Creek City	7,991	8,756	765	0.8%
Mountlake Terrace City	8,643	10,928	2,285	2.4%
Mukilteo City	8,574	9,211	637	0.7%
Woodway Town	466	472	6	0.0%
Unincorporated S.W.	66,279	84,816	18,537	19.4%
<b>UGA Total</b>	239,466	327,971	88,505	92.8%
City Total	169,346	236,737	67,391	70.7%
Unincorporated UGA Total	70,120	91,234	21,114	22.1%
<b>Non-UGA Total (Uninc Rural/Resource Area)</b>	48,973	55,816	6,844	7.2%
<b>County Total</b>	288,439	383,787	95,348	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX B, Table 6 - 2035 Initial Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2011 Housing Unit Estimates	2035 Initial Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	178,958	240,590	61,632	64.6%
Incorporated SW County UGA Total	112,679	155,774	43,095	45.2%
Unincorporated SW County UGA Total	66,279	84,816	18,537	19.4%
Bothell Area	15,738	21,067	5,328	5.6%
Bothell City (part)	6,780	9,782	3,002	3.1%
Unincorporated MUGA	8,958	11,284	2,326	2.4%
Brier Area	3,045	3,431	387	0.4%
Brier City	2,226	2,550	324	0.3%
Unincorporated MUGA	819	882	63	0.1%
Edmonds Area	19,896	22,784	2,888	3.0%
Edmonds City	18,396	21,168	2,772	2.9%
Unincorporated MUGA	1,500	1,615	116	0.1%
Everett Area	61,276	88,496	27,220	28.5%
Everett City	44,656	70,067	25,411	26.7%
Unincorporated MUGA	16,620	18,428	1,809	1.9%
Lynnwood Area	25,249	38,186	12,938	13.6%
Lynnwood City	14,947	22,840	7,893	8.3%
Unincorporated MUGA	10,302	15,347	5,045	5.3%
Mill Creek Area	21,411	26,054	4,643	4.9%
Mill Creek City	7,991	8,756	765	0.8%
Unincorporated MUGA	13,420	17,298	3,878	4.1%
Mountlake Terrace Area	8,652	10,942	2,290	2.4%
Mountlake Terrace City	8,643	10,928	2,285	2.4%
Unincorporated MUGA	9	15	6	0.0%
Mukilteo Area	13,148	14,765	1,617	1.7%
Mukilteo City	8,574	9,211	637	0.7%
Unincorporated MUGA	4,574	5,554	980	1.0%
Woodway Area	466	2,004	1,538	1.6%
Woodway Town	466	472	6	0.0%
Unincorporated MUGA	-	1,532	1,532	1.6%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	1,155	2,047	892	0.9%
Lake Stickney Gap (Unincorporated)	2,850	3,640	790	0.8%
Meadowdale Gap (Unincorporated)	956	1,185	229	0.2%
Silver Firs Gap (Unincorporated)	5,117	5,989	872	0.9%
<b>County Total</b>	<b>288,439</b>	<b>383,787</b>	<b>95,348</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.